CFN: 20240119851 BOOK 34094 PAGE 787
DATE:02/14/2024 11:42:59 AM
DEED DOC 15,000.00
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

Prepared by:
Isaac Benmergui, Esq.
Attorney at Law
Law Offices of Isaac Benmergui, P.A.
10800 Biscayne Boulevard Suite 650
North Miami, FL 33161
305-397-8547
and return to:
The Law Office of Alonso & Ali, P.A
8501 SW 124th Avenue, Suite 203A
Miami, FL 33183

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **28th** day of **January, 2024** between **RMSAA, LLC, a Florida limited liability company** whose post office address is **4000 E 10th Ct, Hialeah, FL 33013**, grantor, and **Yuniel Mesa Garcia** whose post office address is [redacted], grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

A Parcel of land in Section 17, Township 56 South, Range 38 East, Miami-Dade County, Florida, more particularly described as follows:
Commence at the Southeast corner of Section 17, Township 56 South, Range 38 East; thence run South 89th 49" West along the South line of Section 17, Township 56 South, Range 38 East a distance of 2803.50 feet to the Point of Beginning; thence continue South 89 32' 49" West along the last described line a distance of 934.50 feet to a Point; thence run North 01 08' 22" West along a line parallel to the East line of Section 17, Township 56 South, Range 38 East a distance of 934 feet to a Point; thence run North 89 32' 49" East along a line parallel to the South line Section 17, Township 56 South, Range 38 East a distance of 934,50 feet to a point; thence run south 01 08' 22" East along a line parallel to the East line Section 17, Township 56 South, Range 38 East a Distance of 934 feet to the Point of Beginning, subject to a reservation over South 40 feet thereof for road purposes.

Parcel Identification Number: 30-6817-000-0230

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Isaac Benmergui
Witness Address : 10800 Biscayne Blvd #650
Miami, FL. 33161

Witness Name: Jessica Benmergui
Witness Address : 10800 Biscayne Blvd #650
Miami Fl 33161

RMSAA, LLC, a Florida limited liability company

By: _____
Tubia Aizenberg, Manager

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 28th day of January, 2024 by Tubia Aizenberg, Manager of RMSAA, LLC, a Florida limited liability company, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

ISAAC BENMERGUI
Commission # HH 468274
Expires December 11, 2027

Notary Public

Printed Name: _____

My Commission Expires: _____

NOT AN OFFICIAL COPY - PUBLIC ACCESS - NOT AN OFFICIAL COPY - PUBLIC ACCESS

DoubleTime®